



Building Permission Cell, PMAY cell / A

(A designated Planning Authority for PMAY constituted as per government regulation no. TPB-4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)

No. E.E/BP/PMAY/A/MHADA/799/2023

Date: - 13 OCT 2023

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
COMMENCEMENT CERTIFICATE UP TO PLINTH ONLY**

To,

M/s Shree Budhdev Infra
G/2, Jay Janki CHS Ltd.,
Dhobiali Mavali Mandal,
Thane -400 601

Sir,

With reference to your application dated 25/08/2023 for grant of building permission / Commencement Certificate under section 18/44 of Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BMC Act, 1949 to carry out development/construction for building no. 1 of Stilt+14th Floor, Bldg No.2 Gr. + 14th Floor & Bldg No.3 Stilt +14th Floor having for 997 EWS tenements & 23 conv. shops on plot bearing S.No.18, Hissa No.10, Narpoli, Tal. Bhiwandi, Dist.Thane, under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH ONLY** is granted under section 18/45 of Maharashtra Regional and Town Planning Act, 1966 to erect a buildings subject to compliance of conditions mentioned in IOA u/r No. EE/BP/PMAY/A/MHADA/755/2023, dated 18/09/2023 and also subject to following additional conditions. :-

1. Notwithstanding anything contained that, it is your responsibility to obtained **Environmental Clearance** before actual start of work & submit the copy of the same to this office immediately

2. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.
3. That the NOC from Maharashtra Pollution Control Board shall be obtained before actual start of work & submit the copy of the same to this office immediately.
4. That the Owner / Developer shall pay the premium towards accommodation reservation before actual start of work as per condition No.62 of IOA issued & submit the copy of the same to this office immediately.
5. That the Owner / developer shall enter in a registered agreement for reservation accommodation with Bhiwandi -Nizampur City Municipal Corporation before actual start of work as per condition No.59 of IOA issued as well as mentioned in UDCPR / NOC issued by BNCMC & submit the copy of the same to this office.
6. As per UDCPR's Clause No.2.7, the Commencement Certificate / Development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced.
7. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
8. This permission does not entitle you to develop land which does not vest with you.
9. That the all terms & conditions of IOA issued shall be adhered and complied with.
10. That the all precautionary measures shall be taken during the progress of works.
11. This Certificate liable to be revoked by the VP & CEO, MHADA if :
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the construction work thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be

deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

12. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri.Rupesh Totewar, Executive Engineer to exercise his powers and function of the Building Permission Cell under section 45 of the said Act.

This CC is issued for work upto plinth level only and same is valid up to **12 OCT 2024**.

sd/-

**Executive Engineer/B.P.Cell
PMAY/ MHADA**

Copy forwarded for favour of information :

1. Commissioner , Bhiwandi- Nijampur Municipal Corporation.
2. Chief Officer, Konkan Board, MHADA.
3. Asst. Director of Town Planning, Bhiwandi – Nijampur Municipal Corporation
4. Licensed Engineer, Ishtiyaque Ahmed ansari, H.No.462, Dhobi Talab, New Gauripada, Bhiwandi for information, For Information
- ✓ 5. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
6. Executive Engineer-II/PMAY/MHADA/A, for information
7. Maharashtra Real Estate Regulatory Authority, BKC, E-Block, 7th Floor, Housefin Bhavan, nr RBI, Bandra Kurla Complex, Bandra East, Mumbai- 51


**Executive Engineer/B.P.Cell
PMAY/ MHADA**

